



PLANNING DEPARTMENT

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 1120 • FAX (508) 839-4602
planningdept@graffton-ma.gov
www.graffton-ma.gov

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OCT 29 2018

**PLANNING BOARD
GRAFTON, MA**

APPLICATION FOR MODIFICATION OF A SPECIAL PERMIT

Application No. SP2015-2&3 Modification # 3

APPLICANT & PROPERTY OWNER INFORMATION

NAME Rocco Addeo Jr. d/b/a/ Hilltop Self-Storage of Grafton, LLC

STREET 100 Milford Road

CITY/TOWN South Grafton

STATE MA

ZIP 01560

TELEPHONE (508) 328-5437

NAME OF PROPERTY OWNER (if different from Applicant) _____

Deed recorded in the Worcester District Registry of Deeds Book 54051 Page 121

SITE INFORMATION:

STREET AND NUMBER 100 Milford Road, South Grafton MA, 01560

ZONING DISTRICT OLI

ASSESSOR'S MAP 133

LOT #(S) 1B

LOT SIZE 5 Acres

FRONTAGE _____

CURRENT USE Self Storage

PROJECT/PLAN INFORMATION:

PLAN TITLE N/A

PREPARED BY (name/address of PE/ Architect) N/A

DATES N/A

Briefly state requested modification:

Request to extend date of expiration on SP-2015-2 & SP-2015-3 for 2 years from date of approval

Cite all appropriate sections of the Zoning By-Law which pertain to this Application, Use and Site:

TO THE GRAFTON PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for a SPECIAL PERMIT to be granted by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete.

Applicant's Signature _____

Date: 10/25/2018

Property Owner's Signature (if not Applicant) _____

Date: _____

EXHIBIT 1a.

RECEIVED TOWN CLERK
GRAFTON, MA
2018 OCT 29 PM 1:28

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Hilltop Self Storage of Grafton LLC.

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TO: Town of Grafton, Planning Board

Attn: Joe Layden

OCT 29 2018

RE: Extension of Special Permit SP-2015-2 & SP-2015-3

**PLANNING BOARD
GRAFTON, MA**

Mr. Layden,

In July 2015, I was issued two Special Permits. A Special Permit (SP-2015-3) to construct a Self-Storage facility at 100 Milford Road and a Special Permit (SP-2015-2) to construct a solar array on top of each building. As discussed and documented during those hearings my plan was to build 5 buildings in Phase 1, then build 4 additional buildings in Phase 2, as the economy dictated. Phase 1 has been completed and a Certificate of Occupancy was issued on October 31, 2016. During the construction of Phase 1, the underground infrastructure for the rooftop solar array was installed. In September of 2017 I was issued a Building Permit to start construction of Phase 2 of my project. During the construction of Phase 2 the underground infrastructure for the rooftop solar array was installed for the last four buildings. At this time, the site-work, drainage, conduit, foundations and paving is complete for Phase 2 of the project. I plan to erect one building in November of 2018, one building in December of 2018 and the last 2 in the Spring of 2019.

The submitted plan was to build Phase 1 and install the solar panels on the five buildings for Phase 1. Then install solar panels on the four buildings for Phase 2 as they were built. I have been approved by National Grid to install the solar rooftop panels for Phase 1 of the project and I will be submitting my application for National Grid's approval for Phase 2 rooftop panels forthcoming.

To install the Phase 1 panels requires an application submittal to the State of Massachusetts to be enrolled in the S.M.A.R.T. Program. This program determines how much you will receive for the energy you generate and requires that all Special Permits be valid and submitted with the application. This application needs to be submitted on November 26, 2018 to ensure that I qualify for the program.

After your recent review of Solar Special Permit (SP-2015-2) and Storage Special Permit (SP-2015-3) you informed me that all the work needed to be complete within two years of the issuance of the Special Permits. You also informed me that I needed to apply for an extension of the said Special Permit (SP-2015-2) and Storage Special Permit (SP-2015-3). I would like to apply for an extension of the Solar Special Permit (SP-2015-2) and Storage Special Permit (SP-2015-3) for an additional 2 years. Time is of the essence and I need to submit my application to the State on November 26, 2018, I'm requesting an extension of the Special Permits so I can meet this date. Your assistance, in any way, to expedite this process is appreciated.

Sincerely,

Rocco Addeo

EXHIBIT 1b.



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TREASURER / COLLECTOR

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GRAFTON, MA**

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	<u>YES</u>	<u> </u>	<input type="checkbox"/> Septic System	<u> </u>	<u> </u>
<input type="checkbox"/> Building - Electric	<u> </u>	<u> </u>	<input type="checkbox"/> Conservation	<u>YES</u>	<u> </u>
<input type="checkbox"/> Building - Plumbing	<u> </u>	<u> </u>	<input type="checkbox"/> Planning	<u>YES</u>	<u> </u>
<input type="checkbox"/> Board of Health	<u> </u>	<u> </u>	<input type="checkbox"/> Other	<u> </u>	<u> </u>

Other Permit: Special Permit Modification

Rocco Addeo Jr.

Petitioner Name

Hilltop Self Storage of Grafton LLC

Property Owner / Company Name

120 Milford Road

Petitioner Address

100 Milford Road

Property Address

South Grafton, MA 01560

City, State, Zip

Grafton, MA

City, State, Zip

(508)328-5437

Phone

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise			✓
Disposal			✓
General Billing			✓

Christine Atchue
Treasurer / Collector Name (please print)

Atchue
Treasurer / Collector Signature

10/29/18
Date


Ken O'Brien, WAA
Data Collector

ID	Site Address	Owner Name	Co-Owner Name	Owner Address	Owner Ad	Owner City	Owner Sta	Owner Zip	Book	Page
110/132.0-0000-0002.E	90 MILFORD ROAD	PRICE RICHARD	PRICE LAURA	90 MILFORD ROAD	S GRAFTON MA	STE 410	01560	37888	94	
110/132.0-0000-0100.0	92 MILFORD ROAD	HILLTOP PROPERTIES LLC		100 SUMMIT LAKE DRIVE	VALHALLA NY		10595	46864	162	
110/133.0-0000-0001.B	116 MILFORD ROAD	ADDEO ROCCO JR		120 MILFORD ROAD	S GRAFTON MA		01560	28305	44	
110/133.0-0000-0001.B	100 MILFORD ROAD	HILLTOP SELF STORAGE OF GRAFTON LLC		100 MILFORD ROAD	S GRAFTON MA		01560	54266	1	
110/133.0-0101-0002.0	10 ALFALFA DRIVE	MOJAHED AHMADALI	POURALI ZOHREH	10 ALFALFA DRIVE	S GRAFTON MA		01560	51519	83	
110/133.0-0102-0002.0	12 ALFALFA DRIVE	RAZZA DEBORAH J		10 ALFALFA DRIVE	S GRAFTON MA		01560	36313	99	
110/133.0-0103-0002.0	14 ALFALFA DRIVE	MERKLE PAUL C	MERKLE JENNIFER L	12 ALFALFA DRIVE	S GRAFTON MA		01560	36291	194	
110/133.0-0104-0002.0	16 ALFALFA DRIVE	SHARMA ABHINAV	SHARMA ANITA	14 ALFALFA DRIVE	S GRAFTON MA		01560	58389	193	
110/133.0-0205-0002.0	18 ALFALFA DRIVE	GAY KEITH G		479 BOSTON TURNPIKE, APT 10	SHREWSBURY MA		01545	58389	193	
110/133.0-0206-0002.0	20 ALFALFA DRIVE	RIVAS BUDDY	RIVAS ELSA C	18 ALFALFA DRIVE	S GRAFTON MA		01560	43126	82	
110/133.0-0207-0002.0	22 ALFALFA DRIVE	ARCANGELO DAVID A	ARCANGELO GWEN ANN	20 ALFALFA DRIVE	S GRAFTON MA		01560	36241	109	
110/133.0-0208-0002.0	24 ALFALFA DRIVE	CONNORS RYAN J		22 ALFALFA DRIVE	S GRAFTON MA		01560	43024	301	
110/133.0-0309-0002.0	26 ALFALFA DRIVE	TWOMEY BARBARA A		24 ALFALFA DRIVE	S GRAFTON MA		01560	36096	137	
110/133.0-0310-0002.0	28 ALFALFA DRIVE	PASALA HEMANT	SIRIVELLA SALLAJA	26 ALFALFA DRIVE	S GRAFTON MA		01560	43815	58	
110/133.0-0411-0002.0	30 ALFALFA DRIVE	VEERA VENKATA SURESH KUMAR POTTI	KOTA PALLAVI	28 ALFALFA DRIVE	S GRAFTON MA		01560	47635	177	
110/133.0-0412-0002.0	32 ALFALFA DRIVE	MCGRAIL JOANNE		30 ALFALFA DRIVE	S GRAFTON MA		01560	52275	144	
110/133.0-0413-0002.0	34 ALFALFA DRIVE	HARRINGTON MELISSA		32 ALFALFA DRIVE	S GRAFTON MA		01560	36459	32	
110/133.0-0514-0002.0	2 VIOLET LANE	KRISHNAMURTHY VISHWASHANKAR	RAJARAM RAJASRI	34 ALFALFA DRIVE	S GRAFTON MA		01560	36250	317	
110/133.0-0515-0002.0	4 VIOLET LANE	BRAYER MARY ANN	ADAMS AUGUSTUS	2 VIOLET LANE	S GRAFTON MA		01560	43248	2	
110/133.0-0516-0002.0	6 VIOLET LANE	PRADHAN NILESH A	DONDE MEGHAL S	4 VIOLET LANE	S GRAFTON MA		01560	53518	136	
110/133.0-0617-0002.0	31 ALFALFA DRIVE	WASHINGTON WANDA M		6 VIOLET LANE	S GRAFTON MA		01560	41019	252	
110/133.0-0618-0002.0	29 ALFALFA DRIVE	SO DAPHNE M		31 ALFALFA DRIVE	S GRAFTON MA		01560	36049	107	
110/133.0-0619-0002.0	27 ALFALFA DRIVE	SUNDARESAN SRIKRISHNAN	SIVAKUMAR SWETHA	29 ALFALFA DRIVE	S GRAFTON MA		01560	36007	275	
110/133.0-0620-0002.0	25 ALFALFA DRIVE	YOUSSEFF AMIR FARID	BOTROS RANIA MOUNIR	27 ALFALFA DRIVE	S GRAFTON MA		01560	46894	6	
110/133.0-0721-0002.0	23 ALFALFA DRIVE	GOLI BUCHI R	DUBS ELLEN	25 ALFALFA DRIVE	S GRAFTON MA		01560	41987	46	
110/133.0-0722-0002.0	21 ALFALFA DRIVE	DUBS JON		23 ALFALFA DRIVE	S GRAFTON MA		01560	54484	363	
110/133.0-0723-0002.0	19 ALFALFA DRIVE	SANTE ALBERT J TRUSTEE	19 ALFALFA DRIVE REALTY TRUST	21 ALFALFA DRIVE	S GRAFTON MA		01560	41246	263	
110/133.0-0724-0002.0	17 ALFALFA DRIVE	BHAGAT CHANDER P	BHAGAT VEENA	19 ALFALFA DRIVE	S GRAFTON MA		01560	52349	424	
				17 ALFALFA DRIVE	S GRAFTON MA		01560	41627	391	

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EXHIBIT 1 d.

OCT 30 2018

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GRAFTON, MA